Warranty Deed

Karen Johnson Davidson County Batch# 1438045 DEEDWARR 06/25/2026 08:41:30 AM 3 pgs Fees: $18.00 Taxes: $1,369.00 20260625-0057269	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 24th day of June, 2026. Notary Public My commission expires: 11.26.2028

NICOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
IFP Realty LLC	Same New Owner(s)	070-08-0L-001.00-CO
1031 Firestone Drive		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IFP REALTY LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 1 of The Row On Trinity, A Horizontal Property Regime With Private Elements, established pursuant to Declaration of record in Instrument No. 20240409-0024990, in the Register's Office for Davidson County, Tennessee, and shown in Exhibit "B" of the Declaration, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Intuition Development, LLC, a Tennessee limited liability company by Warranty Deed from JML Holdings, LLC, a Tennessee limited liability company, and Hidden Trail Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20230313-0017710, Register's Office for Davidson County, Tennessee, dated March 08, 2023 and recorded on March 13, 2023.

Being a portion of the same property conveyed to Intuition Development, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Intuition Development, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20230807-0061006, Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on August 07, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 630 West Trinity Lane Unit 1, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2026.

Intuition Development, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Intuition Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2026.

_____
Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Leena Malik, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/1/26 (date of document).

Leena Malik
Affiant Signature

6/24/26
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 24 day of June, 2026

Nicole Dowling
Notary Signature

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

My commission expires: 11.26.2028

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